

061.A

0001

0012.0

Map

Block

Lot

1 of 1

Condominium

CARD

ARLINGTON

APPRaised:

Total Card / Total Parcel

314,200 / 314,200

USE VALUE:

314,200 / 314,200

ASSESSED:

314,200 / 314,200

PROPERTY LOCATION

No	Alt No	Direction/Street/City
1		COLONIAL VILLAGE DR, ARLINGTON

OWNERSHIP

Unit #: A12

Owner 1: MA ZHOUYANG

Owner 2:

Owner 3:

Street 1: 1 COLONIAL VILLAGE DR #12

Street 2:

Twn/City: ARLINGTON

St/Prov: MA	Cntry	Own Occ: Y
Postal: 02474	Type:	

PREVIOUS OWNER

Owner 1: STERNWEILER MICHAEL/VIVIAN -

Owner 2: TRS/STERNWEILER TRUST -

Street 1: 3 AGAWAM RD

Twn/City: SHARON

St/Prov: MA	Cntry	
Postal: 02067	Type:	

NARRATIVE DESCRIPTION

This parcel contains . Sq. Ft. of land mainly classified as Condo with a Condo Garden Building built about 1962, having primarily Brick Exterior and 665 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 4 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R5	APTS LOW		water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
102	Condo		0	Sq. Ft.	Site			0	0.	0.00	6021																

IN PROCESS APPRAISAL SUMMARY

Use Code		Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description		User Acct
102		0.000	314,200			314,200			127008
							GIS Ref		
							GIS Ref		
							Insp Date		
							10/19/17		

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	102	FV	314,200	0	.	.	314,200	Year end	12/23/2021	
2021	102	FV	309,900	0	.	.	309,900	Year End Roll	12/10/2020	
2020	102	FV	301,100	0	.	.	301,100	301,100 Year End Roll	12/18/2019	
2019	102	FV	275,000	0	.	.	275,000	275,000 Year End Roll	1/3/2019	
2018	102	FV	227,900	0	.	.	227,900	227,900 Year End Roll	12/20/2017	
2017	102	FV	179,700	0	.	.	179,700	179,700 Year End Roll	1/3/2017	
2016	102	FV	176,100	0	.	.	176,100	176,100 Year End	1/4/2016	
2015	102	FV	154,800	0	.	.	154,800	154,800 Year End Roll	12/11/2014	

SALES INFORMATION

Grantor		Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
STERNWEILER MIC		68627-46		12/20/2016		252,000	No	No		
STERNWEILER MIC		44612-89		2/9/2005	Family		1	No	No	
STERNWEILER MIC		25592-33		8/23/1995			No	No	F	

PAT ACCT.

5334

ACTIVITY INFORMATION

Date	Result	By	Name
10/19/2017	Measured	DGM	D Mann
3/30/2017	Sales Review	PT	Paul T
5/6/2000		197	PATRIOT

Sign:

VERIFICATION OF VISIT NOT DATA

/ / /

Total AC/Ha: 0.00000

Total SF/SM: 0

Parcel LUC: 102

Condo

Prime NB Desc CONDO

Total:

Spl Credit

Total:

2023

Total Card / Total Parcel

314,200 / 314,200

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EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH													
Type: 7	- Condo Garden			Full Bath: 1	Rating: Very Good	Building Number 1.																			
Sty Ht: 1	- 1 Story			A Bath:	Rating:																				
(Liv) Units: 1	Total: 1			3/4 Bath:	Rating:																				
Foundation: 1 - Concrete				A 3QBth:	Rating:																				
Frame: 1 - Wood				1/2 Bath: 0	Rating: Average																				
Prime Wall: 7 - Brick				A HBth:	Rating:																				
Sec Wall: %				OthrFix:	Rating:																				
Roof Struct: 2 - Hip				OTHER FEATURES																					
Roof Cover: 1 - Asphalt Shgl				Kits: 1	Rating: Very Good																				
Color: BRICK				A Kits:	Rating:																				
View / Desir: 3RD - 3RD FLOOR				Frl: 0	Rating: Average																				
GENERAL INFORMATION				WSFlue:	Rating:																				
Grade: C - Average				CONDOS INFORMATION																					
Year Blt: 1962	Eff Yr Blt:			Location: F - Front																					
Alt LUC:	Alt %:			Total Units:																					
Jurisdict: G18	Fact: .			Floor: 3 - 3rd Floor																					
Const Mod:				% Own: 0.657700002																					
Lump Sum Adj:				Name: 9 - 6021																					
INTERIOR INFORMATION				DEPRECIATION				REMODELING				RES BREAKDOWN													
Avg Ht/FL: STD				Phys Cond: GV - Good-VG	19. %					Exterior:	No Unit	RMS	BRS	FL											
Prim Int Wal	2 - Plaster			Functional:					Interior:	1	4	2	0												
Sec Int Wall:	%			Economic:					Additions:																
Partition: T - Typical				Special:					Kitchen:																
Prim Floors: 4 - Carpet				Override:					Baths:																
Sec Floors:	%			Total:	19.9 %					Plumbing:															
Bsmnt Flr:				CALC SUMMARY				Electric:																	
Subfloor:				Basic \$ / SQ: 325.00	COMPARABLE SALES				Heating:																
Bsmnt Gar:				Size Adj.: 1.40225565	Rate	Parcel ID	Typ	Date	Sale Price	General:															
Electric: 3 - Typical				Const Adj.: 1.16654992																					
Insulation: 2 - Typical				Adj \$ / SQ: 531.635																					
Int vs Ext: S				Other Features: 38733																					
Heat Fuel: 1 - Oil				Grade Factor: 1.00																					
Heat Type: 3 - Forced H/W				NBHD Inf: 1.00000000																					
# Heat Sys: 1				NBHD Mod:																					
% Heated: 100				LUC Factor: 1.00																					
Solar HW: NO	Central Vac: NO			Adj Total: 392270		Juris. Factor: 1.00	AvRate:	Ind.Val																	
% Com Wal	% Sprinkled			Depreciation: 78062		Before Depr: 531.64																			
				Deprecated Total: 314208		Special Features: 0	Val/Su Net: 472.48																		
						Final Total: 314200	Val/Su SzAd: 472.48																		
MOBILE HOME				Make:	Model:	Serial #:	Year:	Color:																	
SPEC FEATURES/YARD ITEMS								PARCEL ID 061.A-0001-0012.0																	
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod/JFact	Juris. Value								
More: N	Total Yard Items:			Total Special Features:			Total:																		